

**Date:** August 14, 2013

**To:** Thomas J. Bonfield, City Manager  
**Through:** W. Bowman Ferguson, Deputy City Manager  
**From:** Marvin G. Williams, Director of Public Works

**Subject:** PAC 1 Citizen's Concern – Unpaved City Streets

There are currently 187 streets or street segments, totaling 20.14 miles, in the City that are unpaved. Of this total there are 35 streets or street segments, totaling 4.35 miles, of unpaved streets in PAC 1.

The average 2010 construction cost estimates for the improvement of an existing gravel street to a curb, gutter, and paved street was \$350.00 per linear foot and for the ribbon paving of a gravel street was \$275.00 per linear foot. These construction costs are subject to change through inflation and material cost increases, and do not include design costs, rights of way acquisition, and storm water mitigation costs. Based on these average per foot construction costs, the estimated cost to improve the existing City maintained gravel streets (20.14 miles) would range between approximately \$29,243,280.00 and \$37,187,720.00. The estimated construction cost to improve the existing gravel roads in PAC 1 (4.35 miles) would range between \$6,316,200.00 and \$8,038,800.00.

The most recent gravel street improved in PAC 1 was Harvard Avenue, completed in 2011. There are currently nine (9) street paving projects in queue (via the petition process) that have been ordered by City Council. Two of these streets (Winburn Avenue and Amber Place) are located in PAC 1. Improvements on this ordered list are currently waiting for funding for construction.

Winburn Avenue has been ordered improved as a curb, gutter, and paved street (the ribbon paving option was not available at the time of that petition and ordering). Amber Place has also been ordered as a curb, gutter, and paved improvement due to narrow rights of way issues. A portion of the expended construction costs for ordered improvements are recouped through the assessment process. The current assessment rates are \$45.00 per front foot (assessed on each side) for curb, gutter, and paving improvements, and \$32.00 per front foot (again, assessed on each side) for ribbon paved streets.

The Department of Public Works has recently restarted discussions about the condition of dirt streets within PAC 1, and the process associated with paving the dirt streets in this PAC, with Ms. Vivian McCoy and Mr. David Rush. The focus of our last meeting with Ms. McCoy and Mr. Rush was the paving of S. Briggs Ave.

S. Briggs Ave. is a gravel roadway currently maintained by the City as such. In January of 2012 a petition was requested for the improvement of S. Briggs Avenue, from Angier Avenue southward to the southernmost Kate Street intersection. This covers a distance of approximately 600 linear feet. The petition was issued to the sponsors, Brandon Timblin and

Mr. Rush of Always Buying Scrap, Inc. located at 2210 Kate Street, that same month. In the review of S. Briggs Avenue, it was determined that a curb, gutter, and paving improvement would be the best alternative for this roadway; and the petition was issued as such. After several months staff contacted the sponsors as to the petition status. The sponsors advised staff that they were no longer pursuing the petition. It was deleted from the petition system in September 2012. Mr. Rush requested, and received, a second petition for this same road on April 8, 2013. To date that petition has not been returned to Public Works. In order for the petition to be valid, it must be signed by over 50% of the abutting property owners and over 50% of the road frontage must be represented by those signatures.

Based on the \$350.00 per linear foot construction estimate, the approximate cost to improve S. Briggs Ave. is around \$210,000.00. Again, this cost does not include any necessary rights-of-way acquisition, design costs, storm water mitigation costs, and such.

Public Works staff explained to Ms. McCoy and Mr. Rush that should this project be ordered through the petition or Enabling Act Authority process, the abutting properties would be subject to an assessment based on the road frontage of that property. As stated above, the current assessment rate for curb, gutter, and paving a gravel road is \$ 45.00 per front foot. This is assessed on both sides of the street.

Public Works has provided all of the information requested by Ms. McCoy and Mr. Rush about the options that are available to pave the dirt streets within PAC 1; however Public Works has not been able to identify a satisfactory resolution to this issue for the residents of PAC 1.